

**DESIGN REVIEW COMMITTEE &
BALBOA PARK COMMITTEE RECOMMENDATIONS**

	CONDITIONS/RECOMMENDATIONS	STAFF RESPONSES	TIMING
1.	<p>The Balboa Park Committee requests that the Zoological Society agree to the following points until the Parking, Circulation and Land Use Study (Master Plan Update) is complete:</p> <ul style="list-style-type: none"> ➤ The Zoological Society will not pursue, develop, or implement any new exhibit areas or any new parking improvements outside of the current leasehold boundaries; ➤ The Zoological Society will not pursue any changes to the leasehold boundaries; ➤ The Zoological Society will not begin discussions for a financing plan for the Park Promenade Project. <p>If, as a result of the Balboa Park Parking, Circulation and Land Use Study, alternative recommendations are made, and adopted by City Council, the Society understands that their proposed project will have to be amended to be consistent with the findings of the Study.</p>	<p>This recommendation is consistent with terms that the City Manager and the Zoological Society have discussed and agreed to. Staff supports this recommendation.</p>	<p>This recommendation would be included in the Resolution of Approval and in the plan amendments.</p>
2.	<p>In addition to the Zoo Parking Structure, there needs to be an integrated parking solution/structure with appropriate landscaping at Inspiration Point.</p>	<p>Alternative parking structure locations are being proposed as part of the Balboa Park Parking, Land Use and Circulation Study.</p>	<p>No action necessary, will be part of the park-wide study.</p>
3.	<p>The Zoological Society will acknowledge the ultimate size of the proposed parking structure may differ from the 4800 spaces in the requested Plan Amendments. The ultimate size of the Zoo Structure may need to be adjusted to reflect the relationship of other structures and lots being considered throughout Balboa</p>	<p>Consistent with recommendation #1, staff and the City Managers Office have clearly conveyed to the Zoological Society the message that any proposed elements of the</p>	<p>This recommendation would be included in the Resolution of Approval.</p>

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	Park.	Promenade Project are subject to change based on the ultimate findings of the Balboa Park Parking, Land Use and Circulation Study.	
4.	Create contingency plans for peak traffic events for example, Coronado Bridge flexible lane realignment, for getting in and out of structure. Contingency plan should also include traffic control along Park Boulevard.	Staff supports the development of a comprehensive parking management plan to assure public safety and timely and efficient access to the Park.	Coordination with park-wide study and any future parking management plan.
5.	A plan for handicapped parking in the parking structure will be created with an emphasis on how it will be enhanced during peak traffic events.	Staff supports the recommendation that the implementation plan must address efficient and effective access for the disabled to the parking structure and Park. All Local State and Federal rules and regulations regarding ADA will be enforced during design and implementation of the project.	Project implementation.
6.	There shall be monitored security measures for all levels of the Parking Structure.	Staff supports the development of a comprehensive parking management plan to assure public safety and timely and efficient access to the Park.	Project implementation.
7.	The bridge and transit center shall be relocated away from the Rose and Cactus Gardens.	Staff recommends the redesign of the bridge location to reduce physical impacts to the Rose Garden and visual obstruction of the views to the east mesa. The revised design must minimize impacts to the Cactus Gardens.	Revised location to be reflected in the plan amendment documents.
8.	The Zoo is to coordinate with MTDB regarding design and location of the Transit Center.	Staff supports the investigation of a transit center near the relocated	Project implementation.

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		pedestrian bridge. The selected location should not impact the Rose or Cactus Gardens.	
9.	There shall be a comprehensive plan for operations and maintenance for the parking structure. Given the special needs of the sunken garden the Zoo will agree to provide this function.	Staff supports the development of a comprehensive operations and maintenance agreement as part of the implementation plan for the ultimate project. This agreement would be negotiated with all appropriate parties.	Project implementation.
10.	The Zoo will be responsible for the day-to-day cost of operations of the Promenade Parking Structure, as they are with the current Zoo surface lot. But pursuant to a separate operation and maintenance agreement and shall not be included in the lease.	Staff supports this recommendation.	Project implementation.
11.	<p>The Zoological Society will stipulate that inside the Zoo, use of the additional exhibit area is limited to Zoological Gardens, animal exhibits and a small percentage of commercial use to maintain the existing balance of uses that exist today. The actual percentage of exhibit to commercial space will be included in any revisions to the lease agreement between the City and the Zoo and in any amendments to the Balboa Park Central Mesa Precise Plan and the Master Plan.</p> <ul style="list-style-type: none"> - 93.5% of all (existing and proposed expansion) of the zoological gardens would be used for animal and botanical exhibits and facilities support. - 6.5% or less of all (existing and proposed expansion) would be used for restaurants and gift shops. - Percentage of uses and the location of restaurants and gift shops will be updated yearly to the Balboa Park Committee. 	Staff supports this recommendation.	This recommendation is included in the EIR under Project Description. Additionally, a description of the zoological gardens has been added to the Balboa Park Master Plan
12.	Zoological Society will specify in the Plan Amendments and the Lease agreement with the City, that they will not build any	No amusements rides or hotels are proposed within the Zoo's leasehold	Lease negotiation stage prior to project implementation.

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	amusement rides or hotels within their leasehold .Zoological Society will specify in the Plan Amendments and the Lease agreement with the City, that they will not build any amusement rides or hotels within their leasehold.	and staff supports this recommendation.	
13.	Barriers to be used along and within the light wells of the Parking Structure will be appropriate to provide for the public's safety and subordinate to the surrounding architecture and landscaping. Barriers to be used along and within the light wells of the Parking Structure will be appropriate to provide for the public's safety and subordinate to the surrounding architecture and landscaping.	Staff supports this recommendation.	Project implementation.
14.	The Zoo and the City will work with the Citizens Review Committee on ADA issues to enhance access for the disabled in the project area. The Zoo should consider a wheelchair accessible bus for the handicapped within the leasehold. This bus will make a variety of stops, allowing for access to as many exhibits and gardens as feasible. The Zoo and the City will work with the Citizens Review Committee on ADA issues to enhance access for the disabled in the project area. The Zoo should consider a wheelchair accessible bus for the handicapped within the leasehold. This bus will make a variety of stops , allowing for access to as many exhibits and gardens as feasible.	Staff supports this recommendation.	Project implementation.
15.	There will be no change to access or circulation patterns to Village Place as it operates today.	Staff recommends the development of a design solution for Village Place that will accommodate drop off and pick up of passengers and supplies, while protecting the horticulturally significant, existing Fig tree and expanding the pedestrian environment. The revised design in the plan amendments reflects this.	Revisions are reflected in the plan amendments and graphics (page 317 of Central Mesa Precise Plan.)

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16.	The Zoo will work with the Natural History Museum to clarify and assure that the Promenade Structure will provide an adequate and appropriately placed loading dock for the Museum.	Staff supports this recommendation.	Already included in proposed plan amendments, and will be part of project implementation.
17.	A plan specifying evaluation criteria, a time line and financial responsibility will be created to allow for evaluation of the Sunken Gardens viability. A back-up plan will be created should the garden be deemed unsuccessful following implementation. The back-up plan can include but not be limited to; art, fountains and statues.	Staff supports on-going evaluation of the project following implementation.	Project implementation.
18.	There will be a maximum building height of 30 ft for the first 15 ft of setback into the zoological gardens. Buildings will be unobtrusive, sensitive to the surroundings outside the Zoo leasehold and screened with appropriate plantings.	This recommendation is consistent with the proposed revisions to the precise plan.	Already included in proposed plan amendments.
19.	The fence and plantings at the eastern edge of the project area be should broken up by placement of art and windows, allow for viewing into the zoo or an alternative use of glazing, be unobtrusive and aesthetically sensitive to the surrounding area.	Staff supports the investigation of the recommendation as part of the implementation plans.	Project implementation and reflected in revised plan amendments.
20.	There will be kiosks with information from institutions and other events in the park along with directional kiosks at elevators/escalators for parking structure.	Staff supports this recommendation.	Already included in proposed plan amendments.
21.	The restaurant within the Zoo's fence, to the northeast of Spanish Village, shall be open to the public and have its entry way open to the public without having to enter the Zoo.	Staff supports this recommendation.	Project implementation and reflected in plan amendments.

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22.	The Gateway entry statements shall be sited and designed with input from all appropriate stakeholders.	Staff supports this recommendation.	Project implementation.
23.	Appropriate stakeholders, not limited to the San Diego Unified School District's Architect, will participate in design and review of traffic calming and pedestrian/bike enhancements for residents and students/staff going to the Park & Roosevelt Junior High School.	Staff supports this recommendation.	Already included in plan.
24.	Existing view corridors will be maintained as defined by the existing Master Plan adopted July 25, 1989.	Staff supports this recommendation.	Project proposed to maintain view corridors.
25.	A consulting Arborist shall review any proposal to alter or excavate the Landmark Tree, Moreton Bay Fig, located at Village Place. An updated and corrected inventory of significant trees will be created. The consulting arborist will assist in planning to move and protect the Significant Trees and should attend all appropriate precon meetings.	Staff supports this recommendation.	Project implementation.
26.	Whenever possible plantings will be drought tolerant and low maintenance.	Staff recommends the development of landscape palette that is consistent with existing Balboa Park landscape practices.	To be consistent with current plant palettes for central mesa and part of project implementation.
27.	Create a plan for Operations and Maintenance, with a funding source identified, for all newly built areas of the Park Promenade Project within Balboa Park but outside the Zoo's leasehold.	Staff supports this recommendation.	Project implementation.
28.	The construction firm will have a means for individuals, businesses or institutions to file for mitigation of excessive pollution due to dust, noise or chemicals in the area. Assessment	Staff recommends the development of a comprehensive construction phasing strategy as part of the implementation	Project implementation.

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	and corrective action will be taken as soon as possible to reasonably minimize the problem.	of the proposed project.	
29.	There will be a cessation of construction when it will interfere with outdoor performances including but not limited to the Old Globe Lowell Davies Festival Stage, Starlight Bowl and the Organ Pavilion.	Staff supports this recommendation.	Project implementation.
30.	There will be a plan to assist Businesses and Institutions with publicizing when they are open during the period of construction and how to reach them during the construction.	Staff supports this recommendation.	Project implementation.
31.	A Mitigation Community Subcommittee will be formed consisting of stakeholder representatives from, but not be limited to, the Balboa Park Committee, Balboa Park Cultural Partnership, Park and Recreation Department, Uptown Planners, Morley Field Recreation Council, Greater Golden Hill Planning Committee, Centre City Advisory Committee, Greater North Park Planning Committee, to monitor construction impacts prior and during construction. This committee will be staffed by the Zoo and the City.	Staff supports this recommendation.	Project implementation.
32.	The appropriate Zoo staff will actively participate in the Cultural Partnership, the Parking, Circulation and Land Use Study and the Balboa Park Committee meetings.	Staff understands that the Zoo is a member of the Cultural Partnership. Staff is currently coordinating closely with the Zoological Society during the on-going Balboa Park Parking, Land Use and Circulation Study.	On-going.
33.	Incorporate the US Secretary of Interior's Standards for the treatment of historic properties and standards for rehabilitation.	Staff supports this recommendation.	Already included in plan amendments.

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34.	The Zoological Society will do an evaluation of the employee parking lot project area for potential impacts to archeological resources.	Staff supports this recommendation.	Completed as part of the EIR process and included in the MMRP.
35.	There will be a five year restoration monitoring plan for the rib wall on Richmond Street/Employee Parking Lot. Color of the crib wall will conform to the natural environment.	Staff supports this recommendation.	Project implementation.
36.	Provide safe guards in addition to current regulations for URMP, SUSMP and SWPPP consisting of BMPs to eliminate or reduce runoff, pollutants in non-point source storm water discharges.	Staff supports this recommendation.	Project implementation.
37.	The Zoo, at the completion of construction will repave streets surrounding Project Footprint – Richmond from SR163 to Upas, Upas from Richmond to Park, Park from Upas to A I-5 and Zoo Drive from Park to Florida.	Staff supports this recommendation.	Project implementation.
38.	With the San Diego Unified School District's approval, the Roosevelt Junior High Athletic Field should be turfed and a Joint Use Agreement be established between the City of San Diego and the San Diego Unified School District. In addition the Zoo & the City will stipulate they will not use the area as overflow parking; The City would agree to provide appropriate maintenance of the Joint Use field.	Staff, as part of on-going coordination with San Diego Unified School District, supports the creation of a joint use agreement for the creation of multi-purpose athletic fields at Roosevelt Junior High. This joint use agreement would be prepared per the MOU established between the City and District.	As funding is available, this will be considered through project implementation.
39.	The Zoo will reclaim and landscape an additional two acres of free, public, flat, open space within Balboa Park's footprint. The	Staff supports this recommendation.	This recommendation could be included in the Resolution

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	landfill should be considered for this mitigation.		of Approval.
40.	Should the City approve the vacation of Florida Canyon Drive, as called for in the East Mesa Precise Plan, the Zoological Society will offer their expertise in the restoration and maintenance of Florida Canyon, an environmentally sensitive area.	Staff supports this recommendation.	Future coordination.
41.	The Park Blvd. Promenade Project will continue to the southern edge of Balboa Park. This would complete the Balboa Park portion of the Bay to Park Link.	Investigations of comprehensive, park wide design solutions are being developed as part of the Balboa Park Parking, Land Use and Circulation Study. This recommendation will be forwarded to the design team for this project for incorporation into their analysis.	Future coordination.

DESIGN REVIEW COMMITTEE RECOMMENDATIONS.

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1.	Support all 41 of the Balboa Park Committee Recommendations	Staff supports this recommendation.	No action needed.
2.	Reduce Entry Plaza Size	Staff supports this recommendation	Reflected in revised plan amendments.
3.	Keep village place open	Staff supports this recommendation.	Minor changes to plan amendments; change graphic on p. 317
4.	Enlarge light well near Spanish Village	Staff Supports this recommendation	Reflected in revised plan

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			amendments.
5.	Input from Desert Garden people	Staff supports this recommendation.	Done